



Paragon Star Village Design Review Committee  
Report dated October 26, 2022

Applicant: Paragon Star, LLC

Village Lot: Lot 9, Paragon Star Second Plat (Building 2)

Land Use: 2 story commercial building with 1<sup>st</sup> floor retail/restaurant and 2<sup>nd</sup> floor office

Development Review Committee Review Summary

\_\_\_ Approved. Proposed Improvements conform with the Paragon Star Village Design Guidelines

\_\_\_ Not Approved. Proposed Improvements do not conform with the Paragon Star Village Design Guidelines

\_\_\_ ✓ Approved with Modification. Proposed Improvements conform with the Paragon Star Village Design Guidelines with the following approved modification:

To the minimum of 75% glass for the above pedestrian level office space architecture as presented in reviewed and approved Applicant elevations.

Decision of DRC is documented in the attached meeting minutes.

If you have any questions, please contact Ellen Foster, DRC Chair.

Ellen Foster AIA

DRC Chair



Paragon Star Village Design Review Committee  
October 19, 2022, 2:00 p.m.  
Meeting Agenda

Roll Call

Ellen Foster	Christine Bushyhead	Ben Short
Greg Swetnam	Trish Carlyle	Tom Lovell

**1. Inaugural Design Review Committee (DRC) Meeting Introductions**

Ellen Foster is with Finkle Williams Architecture and the firm is the architect for multiple buildings in Paragon Star as well as the commercial district that we refer to as "the Village". Ellen will serve as the Chair of the Committee.

Christine Bushyhead is a long-time member of the Paragon Star brain trust, counsel to Paragon Star LLC as well as counsel to the View High Community Improvement District (CID). Christine will serve as secretary to the Committee.

Ben Short is a member of the Paragon Star LLC team in the role of Director of Development, formerly with AREA Real Estate Advisors. He is also a member of the Board of Directors of the I-470 and View High Community Improvement District.

Greg Swetnam is an experienced commercial broker, with an emphasis in office space, with Kessinger Hunter Commercial Real Estate. Greg is a leading commercial broker in the KC Metro and his firm will be handling the commercial brokerage for the office space for the initial building to be built at Paragon Star.

Trish Carlyle is a resident of Lee's Summit and a former Lee's Summit City Councilmember who was called upon to review many land use and incentive agenda items related to the Paragon Star project. Trish has acquired extensive and diverse development review experience during her eight years of Council service. Trish is also an accomplished litigation paralegal.

Tom Lovell is a resident of Lee's Summit and the former, now retired, Parks and Recreation Administrator for the City of Lee's Summit, Missouri. Under Tom's more than three and one-half decades of administrative leadership and support, the Parks and Recreation Board and Department has received many state and national certifications and recognitions including the Gold Medal Award for Excellence in Parks and Recreation at the national association conference.

**2. Overview of Paragon Star Development Vision and Design Guidelines**



Ms. Foster introduced the how did we get here, and what is the role of the DRC. Through the City of Lee's Summit preliminary development plan ("PDP") process the developer, Paragon Star, LLC ("Paragon Star"), in addition to submitting a site development plan for the Village, also, as required, presented proposed elevations and related Design Guidelines created to assist in the implementation of the development vision approved by the City Council in 2019, through the preliminary development plan public hearing process.

The City Council approved "Paragon Star Village Design Guidelines" ("Design Guidelines"), a copy of which was provided to the Committee in advance of the meeting. The Design Review Committee and its role is described therein. All site or vertical improvements proposed within the Village shall be submitted to the DRC for review. The DRC "will use its best judgement to determine the applicant's conformity to the Design Guidelines and/or the Paragon Star Vision. Any proposed modifications that deviate from the Paragon Parkway Vision will be reviewed by the DRC on a case-by-case basis. The DRC shall have the sole authority to approve or deny any request." (Section 2, Page 6 of the Design Guidelines)

The Design Guidelines present guidance on Materiality, Transparency, Building Articulation and Signage. It is of note that at the time of adoption of the Design Guidelines, the Signage Section 7, page 26 noted that the graphic package would be forthcoming inclusive of wayfinding and placemaking signage as well as building and tenant signage requirements. Ms. Bushyhead advised that a draft application to amend the PDP by amending the Design Guidelines to add the anticipated signage requirements for the Village is currently being prepared for filing with the City.

Ms. Foster concluded her overview remarks by inviting committee members to feel free to provide insight and direction on how aspects of this review process might be changed or enhanced to assist the Committee in its work. Ms. Carlyle suggested that in addition to the Design Guidelines, a copy of the applicant's materials in advance of the meeting would be helpful. The Committee agreed that the inclusion of the application in the meeting packet would be a good addition to the process.

### **3. Design Review for "Building 2", Presentation by the Architect/Applicant**

Jessica Reed-Shultz, architect at Finkle Williams, presented the attached design packet information for the building to be constructed on Lot 9 of the Paragon Star Second Plat, Building 2, under development by Paragon Star, LLC ("Applicant"). She began her discussion reviewing the Architectural Site Plan for the building orienting the Committee to the north, south, east, and west facades of the building while discussing the applicable building materials of textured metal panels, manufactured stone/brick veneer, and glass, which are all approved materials. She then presented the Building Elevations plan sheet and

described the only deviation from the Design Guidelines for which the Applicant was seeking a modification was related to the guideline that “... all office facades shall have a minimum of 75% glass at all levels above the pedestrian level.” She also noted for the discussion that “Full height glass (minimum 12’ h) shall be a primary condition at the pedestrian level ...” for most Village structures including those along Paragon Parkway. Though not required, 12-foot-high glass panels were provided on the upper floor of Building 2. However, the evolution of the design of the building from the original reduced the percentage of glass coverage from the required second floor office ratio of 75% to 60%, exclusive of the revised roof screening design, or 38%, including the roof screening architectural element. The pedestrian level transparency design met the pedestrian level 75% primary condition. The Applicant is requesting a modification from the second-floor office transparency ratio of 75%.

Committee discussion ensued. Mr. Lovell commented that it appeared that the 1<sup>st</sup> floor glass design presented far exceeds the required 75% on the pedestrian level and appears closer to 90% or more, to which Ms. Reed-Shultz responded yes, that is correct. Mr. Swetnam remarked that 12-foot of glass panel design for office space is very strong, and the design as presented creates a great glass line creating impressive and unique office space. Ms. Carlyle asked to see the original design which would be the vision presented to the City Council and the previous approved design looking east along Paragon Parkway was shown to the Committee. Ms. Carlyle remarked she in fact liked the new design better to which several Committee members agreed. It was the general impression of the Committee that the new design honors the intention and vision of transparency when considering the in-excess of goal percentage of glass on the first level and the use of the 12-foot window panel on the second floor.

With a motion made by Ms. Carlyle, seconded by Mr. Short, the Committee voted unanimously to approve a modification to the minimum of 75% glass at above pedestrian level office space for the architecture of Building 2 of the Village. Ms. Foster suggested that the Applicant create an additional plan sheet that showed a side-by-side comparison of the looking east along Paragon Parkway elevation of Building 2 to be included in the minutes of the meeting.

With no further discussion or business, the Committee meeting was adjourned at approximately 3:00 p.m.

**Attachments:**

FDP1 – Architectural Site Plan

FDP2 – Building Elevations

Looking East Along Paragon Parkway Elevation Contrast

ARCHITECTURAL  
SITE PLAN

DRAWING TITLE:

PROFESSIONAL SEAL:

ISSUE

Paragon Star Village  
Final Development Plan - Phase One (RESUBMITTAL)

PROJECT:

**CIVIL ENGINEERING**  
GBA  
9801 Benner Boulevard  
Lenexa, KS 66219  
www.gba.com  
MO Certificate of Authority # 000133

**LANDSCAPE ARCHITECTURE**  
LAND3 STUDIO, LLC  
317 SE Main  
Lenexa, KS 66219  
www.land3studio.com  
MO Certificate of Authority # 2008001860

**LANDSCAPE ARCHITECTURE**  
Hogen Schaudt Landscape Architects  
2100 Central Street, Suite B/C  
Kansas City, MO 64108  
www.hogenschaudt.com  
MO Certificate of Authority # 2019004088

**MEP ENGINEERING**  
HENDESON ENGINEERS, INC.  
8344 Lenexa Drive  
Lenexa, KS 66214  
www.h-e-i-inc.com  
Missouri Certificate of Authority # 000556

**ARCHITECTURE**  
FINKLE + WILLIAMS ARCHITECTURE  
7007 College Boulevard, Suite 415  
Overland Park, KS 66211  
www.finklewilliams.com  
Missouri Certificate of Authority # FD45354



MP-1	WESTERN STATES WESTERN SNAP LOCK STANDING SEAM MTL PANEL, 18" PANEL WIDTH, COLOR: MATTE MIDNIGHT BLACK
MP-2	KNAR COATED 22 GA BREAK METAL COPING TO MATCH MP-1, BASIS OF DESIGN: WESTERN STATES MATTE MIDNIGHT BLACK
MP-3	KNAR COATED 22 GA BREAK METAL COPING TO MATCH MP-3, BASIS OF DESIGN: WESTERN STATES MATTE MIDNIGHT BLACK
MP-4	KNAR COATED 22 GA BREAK METAL COPING TO MATCH MP-3, BASIS OF DESIGN: WESTERN STATES MATTE MIDNIGHT BLACK
MP-5	KNAR COATED 24 GA BREAK METAL COPING TO MATCH ST-1, BASIS OF DESIGN: WESTERN STATES COOL TECH POLAR WHITE OR APPROVED EQ
GL-1	2" X 1/4" WINDOW WALL, BLACK ANODIZED ALUMINUM FINISH W/ 1" INSULATED LOW-E GLAZING UNIT
GL-2	2 1/4" X 7 1/2" CURTAINWALL SYSTEM, BLACK ANODIZED ALUM FINISH W/ 1" INSULATED LOW-E GLAZING UNIT
GL-3	IGU AT SECOND LEVEL STRUCTURE TO BE SPANDREL GLASS: PPG SOLARBAN 70XL SOLAR CONTROL LOW-E GLAZING UNIT W/ SUBDUED GRAY OPAFICER ON 4TH SURFACE, OR APPROVED EQUAL
WD-1	DELTA MILLWORKS ACCOYA 6" T&G WOOD SOFFIT, UNFINISHED, CONTRACTOR TO STAIN IN FIELD TO MATCH ARCHITECT'S SAMPLE
ST-1	BOPAL CUI TURED STONE: HEWEN STONE, COLOR: ARCTIC, PATTERN: HSP35809**
ST-2	ELDORADO CUI TURED STONE MARQUEE24, COLOR: DOVETAIL**
ST-3	ELDORADO SPLIT EDGE WHITE CLOUD/ SIL PICE AT ALL WINDOW WALL OPENINGS IN ST-1 OR ST-2 WALLS
	**PROVIDE CONTR JOINT AT SECOND LEVEL ON ALL ST-1 AND ST-2 LOCATIONS PER ELEVATIONS AND MFR RECOMMENDATIONS;
	STONE TO BE NO GROUT, DRY-STACK AESTHETIC.
MB-1	GROUND FINE 10Wx8Hx16L MASONRY BLOCK PER STRUCTURAL DWGS, BURNISHED FINISH, COLOR: MIDWEST SLATE
AWN-1	SHOP-BUILT T POWDER-COATED ALUM, W/ SURFACE MOUNTED STANDING SEAM METAL TO MATCH MP-1, COORD. W/ ARCHITECT AND STRUCTURAL
FP-1	LOCATION FOR FDC AND KNOX BOX PER FIRE PROTECTION DRAWINGS; CENTER FIXTURES IN WALL UNO
PD-1	ROOM OVERFLOW DRAIN DOWNSPOUT COVER PER PLUMBING DRAWINGS, CENTER ON WALL SPACE UNO
WL-1	EXTERIOR DECORATIVE WALL LIGHT: AT 9'-0" AFF; CENTER ON WALL SPACE PER ELEVATIONS UNO
WL-2	EXTERIOR WALL-MOUNTED UP-LIGHT; ALIGN W/ SOFFIT AT 12'-0" AFF; CENTER ON WALL SPACE PER ELEVATIONS UNO
WL-3	PROVIDE J-BOX FOR FUTURE WALL LIGHT PER TENANT AT 9'-0" AFF; CENTER ON WALL SPACE PER ELEVATIONS UNO



JOB NO: 1249      SCALE: PER DWG  
DATE: 10.19.2022      DRAWN BY: JRS - FW  
SHEET NO:

[www.finklewilliams.com](http://www.finklewilliams.com)

**ISSUE:**

PROFESSIONAL SEAL:

**DRAWING TITLE:**

[illegible]

PROJECT:





PREVIOUS APPROVED DESIGN - LOOKING EAST ALONG PARAGON PARKWAY



NEW PROPOSED DESIGN - LOOKING EAST ALONG PARAGON PARKWAY